

THE AUSBON SARGENT LAND PRESERVATION TRUST

Helping to Preserve the Rural Landscape of the Mt. Kearsarge/Ragged/Lake Sunapee Region

Andover, Bradford, Danbury, Goshen, Grantham, New London, Newbury, Springfield, Sunapee, Sutton, Warner & Wilmot



Chatter



Winter 2025



Navigating Forever

From the Executive Director Hans Carlson



Over the last several months, I've been reacquainting myself with the landscape around Sunapee. My father was an artist and teacher, and when he retired, he moved his studio to Newport. He lived there for the last twenty-five years of his life, and I have very fond memories of taking drives with him around the area when I visited. He's been gone for more than a decade now, but it still feels very much like the same place as I look around, and I'm finding that very meaningful and comforting. Landscape and memory are so connected in the human mind.

I know how much land conservation plays in maintaining that meaningful sense of place, and so let me begin by saying what an honor it is to step into my new role here at Ausbon Sargent. This organization's legacy of land conservation is remarkable, and that legacy resides not only in conserved land, but in the organization itself. We, like all land trusts, promise to steward land "in perpetuity," and this involves all of us. Staff, board, volunteers, and supporters all make up the team that will fulfill the promise and I'm looking forward to working with all of you who are dedicated to carrying Ausbon Sargent's legacy into the future.

The theme of this Chatter is "navigating forever," and within you will hear some different perspectives on that "in perpetuity" stewardship promise we make for our land. For me, fulfilling that promise is very much about caring, because the only good working definition I can think of for "in perpetuity" is "as long as somebody cares." Without caring, the work does not last, and so conservation is very much about building a community as well as monitoring parcels of protected land.

I mentioned above how connected our memories are to the land around us, and we all have other important connections too. For many of us being out in the woods and fields is our physical and mental recreation. This is important enough that I now think about conserved land as the upstream end of the healthcare system, and not just an aesthetic resource. We have all learned over the last few years how essential being outside is for our wellbeing.

We all have working relationships with the land around us as well. Whether we work the land directly ourselves or not, we all are connected to forests that provide timber for firewood, furniture,

and the houses that keep us warm and dry. We are connected, too, to the farmland that feeds us. Some of these connections are distant, but others are very local, and on land protected by Ausbon Sargent. Understanding and protecting those human connections is thus part of our work together as well.

When we conclude the legal transaction which conserves a parcel of land, either through fee ownership or the placement of an easement, that is not the end of the work, but really the beginning. It is the beginning of a relationship with that property, which involves our understanding it in various ways. We must understand it physically in order to monitor it or manage it, but we also have to understand how it fits into our overall relationship with all our other lands and the community of people around that land. I think of this as the beginning of a dialog between land and community which ideally will go on forever and which holds the promise of "in perpetuity."

Let me say again how glad I am to be joining this community of people who care for the land, and I want to thank you all for supporting this work which is so vital. I look forward to meeting folks and hearing all the stories of your connections with Ausbon Sargent and the land we conserve, and also building new personal connections with this area.



Hans Carlson,
Executive Director

ABOUT THE COVER >

A portion of a snowy trail on the Sawyer Brook Headwaters property in Grantham. Photo courtesy: Glennie LeBaron



Navigating Forever – Quite Literally!

By Kristy Heath

In the business of land protection, the deal is – it's forever! A conservation easement becomes part of the deed that follows a property in perpetuity. The terms of the easement do not end when the land changes hands. Because Ausbon Sargent has been helping landowners protect their special places since 1987, we are now seeing more and more properties under new ownership as people age, move, or pass away. We always hope that new owners understand the responsibility that comes with their easement property, and that they will respect and appreciate the restrictions put upon it by a previous owner. These are the conversations we start when reaching out to new easement property owners as we begin to build a relationship with them.

Ausbon Sargent has gone through the process of accreditation (and two subsequent renewals) through the Land Trust Accreditation Commission, a nationally recognized organization that works to ensure land trusts meet national quality standards for protecting important places and working lands forever. A lengthy and stringent process is followed to test and improve the standards and practices we use, which are shown to promote excellence, trust, and permanence. In 2025, Ausbon Sargent will begin the process of attaining its third renewal of accreditation, which will only make the organization stronger and better able to meet the challenges of forever in a constantly changing world.

We currently have about 160 volunteer monitors and as I look back through the records, there are some who have monitored for 10 to 20+ years, and many others fall somewhere in between. Some who have chosen to monitor multiple properties each year have logged as many as 70 monitoring visits to date! Many monitors probably feel as though they have been “navigating forever” for Ausbon Sargent! For many, this “once a year” volunteer opportunity has become a special tradition. For those who love the outdoors and giving back to an organization they value, it makes being a monitor a win/win. We are forever thankful for those who monitor for us currently, and those who monitored in the past. Quite literally, our mission requires us to continue navigating these protected properties – FOREVER. The generations to come will pick up where we leave off to continue the good work of the Ausbon Sargent Land Preservation Trust and its volunteers.

Kristy is the Development and Communications Coordinator at Ausbon Sargent. She enjoys traveling, camping, and taking advantage of the amazing summer and winter activities the Lake Sunapee region has to offer. A NH native, she currently resides in New London.



George Beaton and Scott MacLean are volunteer monitors at the Aiken Town Forest in Bradford. They have been monitors for 14 and 10 years, respectively.

“When I retired in 2010, I joined the Bradford Conservation Commission and learned about ASLPT. After attending some hikes, I signed up to be a monitor. I now monitor four properties in Bradford and look forward to my visits every year. Monitoring is a great way to gauge any changes to the landscape over the years and also to catch up with landowners who may join you and your fellow easement monitor partner. I will continue this annual tradition as long as my body is able.”

– George Beaton, Easement Monitor for 14 years, with 44 monitoring visits

“Monitoring for ASLPT has been one of the great joys in my life. Not only have I had the pleasure of exploring some beautiful properties and observing changes in them over seasons and years, but I’ve also become friends with the landowners. I look forward to my monitoring visits as much for the conversations that deepen those friendships as for the precious hours spent walking on their land. Each monitoring visit renews my admiration for those landowners who have taken action to preserve a piece of Andover for the future.”

– Lee Carvalho, Easement Monitor for 17 years, with 35 monitoring visits

Land Project Updates



A view of Byron Barton Woods from the I-89 rest area in Springfield.

Byron Barton Woods 151 Acres in Grantham

In August, Ausbon Sargent purchased this property, which is most visible from the Springfield rest area off of I-89. The property is a mix of evergreen and deciduous trees with good soils for long term forest resiliency. It is highly ranked for wildlife habitat in the State of NH and includes rare cliffs and talus slope. Byron Barton Woods abuts the 413-acre Reney Memorial Forest, which is protected by the Society for the Protection of NH Forests (SPNHF). Future trails may connect the two properties, which are both open to the public for low-impact recreation.

Support for this property was a terrific team effort, and came from private donations, and foundations. Leadership gifts were provided by the Town of Grantham, the Eastman Charitable Foundation, The Jack and Dorothy Byrne Foundation, Dartmouth Coach, The Nature Conservancy, Bar Harbor Bank & Trust, the NH Moose Plate grant program, and one anonymous grantor.

To meet a closing deadline requested by the seller, who provided a bargain sale of \$75,000 less than the property was appraised for, Ausbon Sargent relied on the use, in part, of funds in its Land Acquisition Fund. ***The Land Trust is still actively fundraising to replenish this fund, which has been put in place for instances such as this. Please help us reach our fundraising goal!***



An abandoned beaver marsh on the Garfield Family Forest in Springfield.

Garfield Family Forest 314 Acres in Springfield

On December 26, 2024, the donation of a conservation easement on the Garfield Family Forest was finalized. Here are some details about this remarkable property:

- Adjacent to 2,200 acres of conservation land including Star Lake Farm
- Most of the acreage is Highest Ranked Habitat in the State, as identified in the NH Wildlife Action Plan
- Home to a beaver pond and associated wetlands, including an alder swamp
- Has good forestry soils, is managed for forestry, and is resilient to climate change
- Has extensive frontage on Deer Hill Road and Nichols Hill Road
- Concord Brook flows through the property and is part of the Sawyer Brook watershed and the larger Sugar River watershed

A Bit of History: Byron Barton Woods

By Anita (Barton) MacDonald, previous landowner, and her daughter, Heather Achilles

Byron Barton Woods spans a rich tapestry of family memories and natural beauty. This land has witnessed generations of stewardship and enjoyment, from its early days as a family farm in the 1800's to its present preservation under Ausbon Sargent. When I was growing up, the two parcels of property that make up Byron Barton Woods were known as the "Byron Barton Farm" and the "Upper Field."

Byron Barton lived and farmed the area located on Barton Road in the 1800s until his death in 1909. After his death, the property remained in his family but was not actively farmed. In 1960, my grandparents, Pearl and Dura "John" Hastings purchased the land from Byron's granddaughter, Rosamund Kimball. Using horses, John logged the property in the early 1960s and then sold it to me in 1968. The property was logged again in the early 1990s by the Cote and Reney Lumber Company. Both my grandparents and my father, Herm Barton, cut firewood from the property for heating our homes during the cold New Hampshire winters.

The land has a long history of recreational use. While growing up, my mother, brother and I frequently went blueberrying near the cellar hole of the old farmhouse, taking advantage of wild berries that grew in the farm fields as they transitioned to forest. Family



A view of the homestead of Byron Barton in 1900.

members have hunted the land for as long as I can remember, and it has been a popular spot for snowmobiling for many years. In the 1970s, we would often have 10-15 snowmobiles, mostly all family members, on trail rides that ended up at the "bluff", aka the ledges, for a hot dog roast. The Blue Mountain Snow Dusters built their first warming hut on the property in the 1970s. The warming hut has been replaced by a newer one just over the property line in the Reney Memorial Forest.

Today, the family is proud to see Byron Barton Woods preserved for future generations by the Ausbon Sargent Land Preservation Trust. This transition ensures that the land will be cherished and enjoyed by the community as much as it has been by our family over the years.

Our sympathies to the family of Anita MacDonald, who passed away on December 18, 2024. We are honored to be part of her conservation legacy.

Overseeing Conservation Easements Forever

By Anne Payeur

Ausbon Sargent's commitment to conservation easements is forever. With this commitment we understand stewardship, the job of overseeing and upholding the terms of the conservation easements is constantly growing as the number of conserved lands increases. The responsibility of stewardship also grows as owners actively manage their conserved lands, such as using their property for recreation, forestry, or agriculture, as allowed by their individual conservation easements. To accomplish the commitment of forever, volunteers and staff visit properties annually and check in more frequently as management activities occur.

As time passes, it is common that more challenges arise on conservation easement properties. In the land trust community, it is common that most challenges come from third parties. Many occur because neighbors of conserved lands are unaware of the boundaries of their own property. To try to actively prevent these challenges, we require that surveys of properties are



completed prior to conservation, and we hang small easement boundary signs that identify the conserved land, which include our contact information. In addition, staff and volunteers walk property boundaries annually. These methods have helped deter encroachments and address ones that have occurred by mistake, quickly and easily.

Continued on next page

When challenges arise, Ausbon Sargent is well prepared to manage them. Utilizing our policies and procedures, seeking the expertise of professionals, and the diligence of the staff, the Stewardship Committee, and the Board of Trustees resolve challenges.

Adapting our methods over time with new technology has also aided us in the stewardship of conservation easements. Read more about these advances in technology in the article by Jamie Wilson, Stewardship and Programs Coordinator, below. Managing and reporting on tasks and communications around stewardship concerns has become more efficient thanks to upgrades to our database. We have recently been utilizing satellite imagery for large conservation easement properties to observe and note large

scale changes over time. During monitoring visits, volunteers and staff benefit from GPS apps on smart devices that can show their approximate location on a property, as well as track their walks on properties and locations of photos they have taken.

These measures are taken to help Ausbon Sargent and landowners navigate the integrity of each conservation easement property, forever.

Anne has been with Ausbon Sargent for five years as the Stewardship Manager. She oversees the stewarding of conservation easement properties, as well as the management of properties owned by Ausbon Sargent. Anne and her husband, Hunter, live in Boscawen with their son.

The Tools We Use

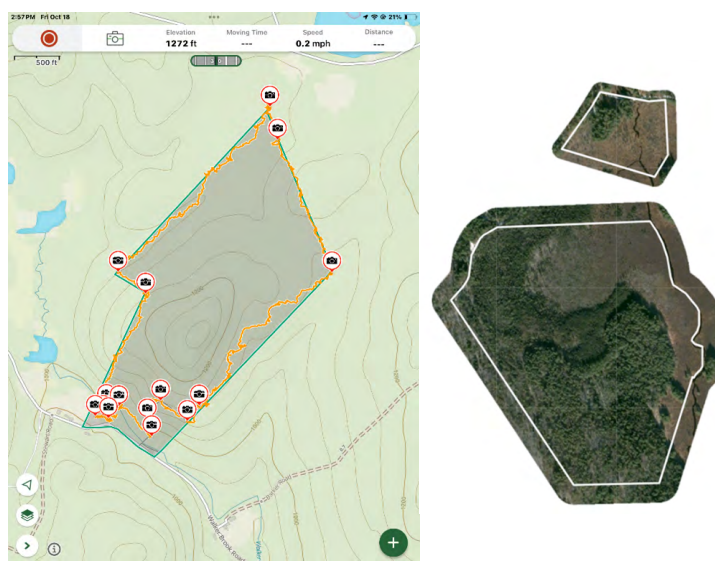
By Jamie Wilson

With 14,156 acres of conserved land, and more in the works, the tools Ausbon Sargent uses to monitor and manage our conservation easements and fee owned land are very important. Staying organized and up to date on all changes is no easy feat. A few of the tools that we use to help us are: LOCATE, Lens, and Gaia GPS.

LOCATE is a Salesforce-based database that helps us keep track of all our conserved properties and properties that are in the process of being conserved. It connects people to the land they conserved, own, donated money to, or volunteer on. It allows us to easily keep track of how many hours our volunteers work each year and over the years. Through LOCATE we can assign tasks to a property, log relevant phone calls and emails, and track our progress on those tasks. It is also a place for us to highlight important details from the conservation easement deeds.

Lens is a program from Upstream Tech that allows us to purchase high quality satellite imagery of our properties. We have over 160 dedicated volunteers who help us monitor our conserved land, but even with volunteer monitors walking each year it can be hard to see every change on large properties. The Stewardship Committee agreed that our goal will be to remote monitor every conservation easement over 75 acres and every fee owned property over 30 acres every 5-10 years. Aerial photos are not a replacement for on the ground monitoring, but an extra tool that can help us locate potential problems and get an accurate picture of changes over time.

Gaia GPS is a free app that many of our volunteer monitors use on their smart devices. Ausbon Sargent has hosted a few training sessions on how to use the app over the years. Gaia allows us to provide monitors with approximate boundary shapes of the properties they are assigned to, so that they can view



Left: A completed track with photo locations over a boundary shape on the Gaia GPS app.

Right: An aerial image of the Bradford Bog/Bradford conservation easement taken from Lens.

the boundaries on the app and feel more confident navigating through the woods. Gaia also allows monitors to track their walk and take geolocated photos of the property to share with us. The geolocated photos have helped us put together more thorough monitor reports and allow us to locate and follow-up on potential issues more easily.

As our acreage of conserved land grows, so does our use of technology to aid us in our stewardship responsibilities.

Jamie started as the Stewardship and Program Coordinator at Ausbon Sargent in June 2024. She helps run the monitoring of conservation easement properties and organizes most of the public programs. She enjoys hiking, mountain biking, skiing and cooking. She currently resides in Sunapee with her cat, Poppy.

The Benefits of Connecting Conservation Land

By Andy Deegan

When we are evaluating a potential project there are many criteria that we use to determine whether a property will make a good conservation project. We look to see if the property has productive soils, wetlands, frontage on a water body or good wildlife habitat. One of the most important factors that we take into consideration is the property's proximity to other conserved land. Whenever we can expand on an existing network of conservation lands, this has added benefits for wildlife, recreation and climate resilience.

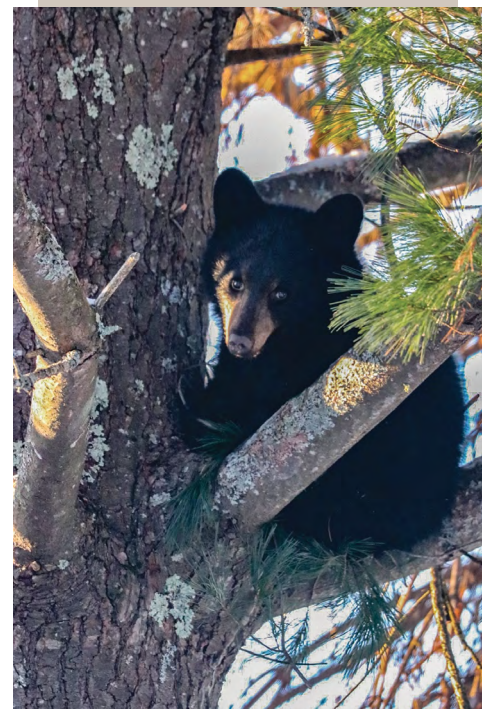
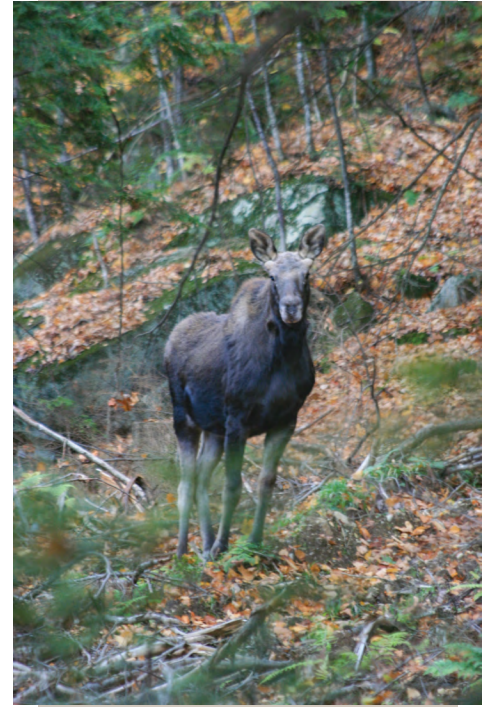
During their breeding seasons, many species of wildlife have territories that they defend against intruders. This is determined by the species, but typically smaller species have smaller territories and larger species like moose and bear require larger areas to secure the resources needed to successfully raise their offspring. In lean years, animals may need to expand their territories to a much greater extent to survive. This expansion of range has the potential to result in larger animals interacting with people in more developed landscapes. Bears may end up in compost piles, or coyotes in chicken-coops. Many species may be forced to cross highways, putting themselves and people in danger. By conserving larger blocks of conservation land, we can give these species more room to roam away from roads and developed landscapes.

Although it can be good to limit interactions between humans and certain wildlife species, it is also good for people to get out in nature where appropriate. Protecting large areas of conservation land allows people to experience the amazing wild areas that are present in our region. In many areas hikers can walk for miles through conservation land without realizing that they are crossing multiple parcels, owned by multiple landowners. Our recent purchase of Byron Barton Woods in Grantham, highlighted in

this issue, is a great example of where this may become a reality soon. This property is adjacent to the Society for the Protection of NH Forest's 413-acre Reney Memorial Forest, which has an existing trail network. Now that we have conserved Byron Barton Woods, there is the potential to work with them as a partner to expand those trails.

As the climate warms, species that require colder temperatures may need to migrate to cooler areas. This can happen on varying scales, from migrating miles further north to simply moving to the north-facing side of a hill or mountain where it is cooler because the sun will not shine as directly on it. Timing of species migration is also variable - plants and trees do not have the ability to migrate individually but successive generations can grow and thrive in new areas through seed disbursement. All these movements can be hindered by development. Larger areas of conserved land help provide the resilience needed to support plants and animals of all sizes and varieties to be able to adapt and survive as our climate changes.

Large areas of conservation land are important for the scenic enjoyment of people living in and visiting our region. But as we have described, there are many other reasons for adding onto existing conservation land and creating corridors for migration, areas for expansion of wildlife territories, or buffers from undesirable wildlife interactions. In the coming months and years, keep an eye out for Ausbon Sargent projects that add onto and connect existing conservation lands. That said, you should not assume that your property would not be important for conservation simply because it is not near existing conservation land. Every large network of conservation land started with a single project, and your property might be the domino that gets the ball rolling!



Andy has worked at Ausbon Sargent for 16 years as the Land Protection Specialist. He lives in New London with his wife and two children. In his free time, he enjoys birding, kayaking, hiking, and generally being outside.





Thank You For Special Donations

This list has been assembled with care recognizing special gifts between 7/1/2024 through 12/31/2024. If you have a question or correction, please contact jen@ausbonsargent.org or 603-526-6555. You will see our Membership, Annual Fund, and Business Partner lists in the summer issue!

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Thank You Land & Easement Donors

Our sincere appreciation to those who share their passion for natural places through land and easement donations. At the end of 2024, we now care for 169 properties consisting of 14,156 acres!

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Your time and commitment are instrumental to our success this past calendar year. Together we can do so much!

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 Bill Hopwood
 Ed Hoyt
 Bruce Hutchinson
 Matt Katz
 Peter Keene
 Elizabeth Keene
 Susan Kelley
 Laura Kiefer
 Debbie Lang
 Glennie LeBaron
 Blake LeBaron
 Mark Lennon
 Nina Lian
 Tod Lloyd
 JoAnn Lyon
 Bob Lyon
 Jim Lyons
 Betsy Lyons

Scott Martin
 Nancy Martin
 Kathy Mathias
 Scott McCaskill
 Steve McGrath
 Tom McKee
 Chris McKee
 Mary Michelson
 Craig Michelson
 Jeff Milne
 Rose Mitchell
 Steve Moore
 Russ Moore
 Matt Moran
 Joan Morena
 Al Morena
 Susan Moss
 Steve Mulcahy
 Leslie Mulcahy
 Bob Newman
 Liz Niehaus
 Marilyn Paradis
 Jill Paul
 David Paul
 Glenn Pogust
 Tom Pynchon
 Carol Pynchon
 Mike Quinn
 Mark Reynolds
 Tom Rubin
 Dennis Ryan
 Kiki Schneider
 Dan Schneider
 Art Scutro
 Stephen Seamans
 John Sheehan
 Mike Sherrill
 Susan Showalter
 Dick Showalter
 Gary Stanhope
 Patsy Steverson
 Greg Steverson
 Rick Stockwell
 Bill Stockwell
 Zach Swick
 Greg Swick
 Sharon Thielicke
 Mike Thomas
 Michael Todd
 Susan Venable
 Gene Venable
 Carol Wallace
 Rick Wallis
 Karene Wallis
 John Walsh
 Lee Wells

Ken Wells
 Ric Werme
 Todd Williamson
 John Wilson
 Debbie Wilson
 Ellen Wirth
 Stephen Wright

SPECIAL EVENTS & HIKES

Ed Andersen
 Sue Ellen Andrews
 Sallie Barker
 George Beaton
 Kathleen Belko
 Martha Binzel
 Chuck Bolduc
 Laurie Buchar
 Debbie Chrisman
 Ruth Collins
 Don Eberly
 Ann Eldridge
 Tim Eliassen
 Laura Beth Foster
 Kate Gordon
 Joan & Allan Gould
 Stu Greer
 Lyn & Jeff Hopkins
 Betsy & Jim Lyons
 Susie Moore
 Lynn Mountford
 Heidi Saghir
 Spencer Wyand

STEWARDSHIP VOLUNTEERS

Sue Ellen & Dave Andrews
 Dan Hildebrand
 Jeff Hollinger
 Bob Silvia
 Matt Katz
 Borden Ayers
 Steve Root
 Doug MacDonald
 Wilmot Conservation
 Commission



Holiday Party FUNdraiser!

The temps outside were frigid, but the company inside The Livery at Sunapee Harbor was warm and welcoming during our Annual Holiday Party Fundraiser, held on December 2, 2024. This year's celebration was sponsored by Dolan Real Estate and catered by Jackson & Dow. Guests gathered to catch up with friends, make new acquaintances, and enjoy an evening focused on supporting the Ausbon Sargent Land Preservation Trust. This was the first event attended by our new Executive Director, Hans Carlson, who got to meet quite a few members of the Land Trust. Our Gnome fundraiser yielded ten winter gnomes being adopted; their adoption fees going towards the Byron Barton Woods land project (see our website for more details and how you can adopt a gnome!) Thanks to all who joined in the fun – it was a wonderful night!



A fundraiser was held to "Give a Gnome a Home at the Byron Barton Woods" – ongoing! See our website for more information!



Antarctica Trip – Reserve Your Spot Today!

Ausbon Sargent is partnering with Lindblad Expeditions to offer another "bucket list" trip for you, which is also a fundraiser for us! This popular trip to Antarctica features 8 days and 7 nights aboard the National Geographic Explorer. November 14th, 2025, is the date of departure so check your calendars and read through the brochure (PDF) on the front page of our website. At the time of this publication, 18 spots remain which have been earmarked for Ausbon Sargent. We hope you will sign up for this trip of a lifetime, all the while supporting your local land trust! Please reach out to Kristy with questions: kheath@ausbonsargent.org

Don't Miss the Deadline of February 21st!

Stewardship Wish List

To support Ausbon Sargent's stewardship of conservation easements and lands we own, we are looking for funding to purchase the following:

- Suunto Quadrant Compasses for Monitoring
- Paint for Maintaining Boundaries
- Trail Tools
- Plastic Trail Markers and Aluminum Nails
- Wood for Trail Bridge Replacement on the Wayne and Trudy Beaver Saga Pond Forest

If you would like to help us with any items, please send along a note with your donation or give us a call to let us know your intent. Gift certificates in any denomination to Rocky's Ace Hardware or Belletetes are also helpful to purchase tools and materials.

Please contact our Stewardship Manager, Anne Payeur (apayeur@ausbonsargent.org) to get details on any of the above items, or other items we may need. Thank you!



“Conservation Easement on Trial” workshop at Rally in Providence, RI.

Rally Update

By Jamie Wilson

In June I started as the Stewardship and Program Coordinator at Ausbon Sargent and three months later I joined Andy, Land Protection Specialist, and Anne, Stewardship Manager, at the National Land Trust Alliance Conference in Providence, Rhode Island. The National Land Trust Alliance Conference, also known as “Rally,” is an annual conference with an attendance of over 2,000 people and almost 60 workshops a day to choose from. With only a small knowledge base of what a land trust is, I thought Rally would be very overwhelming. Instead, what I found was a large group of people with a common goal and passion for conservation who come together to learn, commiserate, and re-energize each other. The talks I went to gave me ideas for community programs, advice on how to be inclusive, and taught me what forever means in stewardship. The icing on the cake was taking a field trip to Block Island and seeing a pod of whales during the ferry crossing.



37th Annual Meeting Update

Ausbon Sargent had the pleasure of gathering with many members and friends for its 37th Annual Meeting on Sunday, October 20th. This year’s meeting was held at the beautiful Wilmot Community Association’s Barn, and what a perfect fall day it was! Reports were given by both the Treasurer and the Chair of the Investment Committee. A couple of bylaw changes were voted in unanimously. A new trustee, Neal Harris, was voted onto the Board, and the slate of officers was approved, as presented. Land Protection Specialist, Andy Deegan explained the projects that had closed over the last year, and those which were upcoming – all the while emphasizing the importance of connectivity between conserved properties. Stewardship Manager, Anne Payeur provided some insight into her responsibilities regarding both conservation easements and properties the Land Trust owns. The volunteer easement monitoring program, trail work, and property owner relations take up the bulk of her time. Additional stewardship support and outreach is being provided by Jamie Wilson, Ausbon Sargent’s new staff member. Social hour followed and it was great to see so many familiar faces, in addition to new ones, visiting and enjoying the afternoon. We are thankful to our members and friends for continually supporting Ausbon Sargent through donations, volunteering time and expertise, and for caring about our special little corner of the world! Here’s to another great year ahead!

“ Change happens. What stays constant is the love of the land. ”

– Ben Hewitt, Yankee Magazine.



Annual Meeting attendees are welcomed to the 37th Annual Meeting by Board Chair, Bob Zeller



Laurie Buchar and her granddaughter take a walk in the George Clark Woods.



Bradford Town Center with historical marker. Courtesy Laurie Buchar

Town Spotlight: The Town of Bradford

The Town of Bradford is part of Merrimack County and was granted by Governor Benning Wentworth in 1765 and settled in 1771. In just a few years, more settlers arrived from Bradford, MA and so the town was named "New Bradford." Later it was called "Bradfordton" and then in 1787, just nine days after the Constitution was adopted, the town was incorporated by the General Court under the name "Bradford." In 1850, the Concord & Claremont Railroad opened with lines between Concord and Bradford, but it wasn't until 1872 that the line extended to Claremont. By 1859, Bradford had a woolen mill, a sash, blind and door factory, a wheelwright shop, two sawmills, a gristmill, a tannery, and a clothing mill.



A view of the historic Bement Covered Bridge. Courtesy Laurie Buchar

Bradford:

- Has a population of approximately 1,662 people (2020 census)
- Is 35.9 square miles with .07 square miles of water area and is fully within the Merrimack River watershed
- Has points of interest including Lake Massasecum, historic landmarks (Bradford Center Meeting House and Bement Covered Bridge), the Bradford Bog and Hotel Springs sites
- Has a highest elevation of 2,096' which is an unnamed summit overlooking Ayers Pond
- Was home to the 36th governor of Massachusetts, (John Q. A. Brackett), a US Congressman and NH Attorney General, (Mason Tappan), and a US Senator, (Bainbridge Wadleigh)

Protected Land in Bradford:

- Eight properties in Bradford are protected by Ausbon Sargent, comprising 1,105.36 acres (4.8% of the town). The Bradford Bog Headwaters (71.66 acres) is owned by the Land Trust
- Other lands in Bradford are protected by state, municipal, and private easements/agreements including the Pillsbury Sunapee Highlands, and the Low State Forest



Thanks to Marilyn Kidder and her exceptional team! Back row, l-r: Renee Brandon, Charity Robinson, Sonja Torkelsen, Corinne Wilkens, Donna Forest, Deb Rees Front row, l-r: Emily Campbell, Joan Wallen, Marilyn Kidder, Jane Snow, Sharon LaVigne, Abby Jamieson

A Unique Way of Giving

By Kristy Heath

Several times a year, Ausbon Sargent receives a check in varying amounts from Marilyn Kidder and her colleagues at Better Homes & Gardens Real Estate The Milestone Team in New London (BHGRE). This has been happening since 1989, and it is the only business in our region that gives in this way. We thought we would check in with Marilyn to see why and how this all started. Here is what she had to say:

"I seem to recall being involved in some of the first exploratory meetings about putting together a land trust in town. It wasn't too long before I had an opportunity to join the Board myself and eventually serve as Chair. I have always felt that it was important for New London to be thoughtful about its future growth. I also felt that we needed to be sure there would always be room for people, along with preserved special places and properties. Conservation is one good tool to help accomplish these goals. I enjoyed the fact that we were able to provide an avenue to help people who wanted to conserve their property. It was fun to have a real role in moving some projects along such as the Esther Currier Wildlife Management Area at Low Plain. After retiring from the Board, I remained involved with Ausbon Sargent for several years as a member of the Lands Protection Committee.

While I'm no longer directly involved with Ausbon Sargent, my company, BHGRE The Milestone Team, contributes a portion of each commission earned to Ausbon Sargent. I also keep my eyes open for people and projects which might benefit from connecting with Ausbon Sargent or the Forest Society where I also served on the board for a while."

I asked Marilyn about where she got the idea to have her team donate to Ausbon Sargent on a regular basis.

"I thought it would be good for the team to agree on a couple of organizations which they felt were making broad impacts for good in our community. We decided to support Ausbon Sargent and the Lake Sunapee Region Visiting Nurse Association because they had the broad impact we were seeking. The contributions our business makes come from both the company and the individuals. The deduction from each team member's transaction is small, but it has obviously added up over the years."

Marilyn has got that right; since 1989, BHGRE The Milestone Team has donated just over \$91,000 to Ausbon Sargent! We thank Marilyn and the agents who have worked alongside her over the years for their continued generosity. You have all helped to make a difference in our region by choosing to give to Ausbon Sargent. We are forever grateful for your longstanding support.

"Our office believes in the value and benefit of conservation. While driving through various towns in this area and spotting one of the signs of Ausbon Sargent's 169 protected properties, I must admit I smile thinking I contributed just a tiny, tiny bit to each one of their easements."

– Emily Campbell, realtor with BHGRE The Milestone Team

Calendar of

UPCOMING EVENTS

Guided Snowshoe in Danbury February 12, 1pm (snow date February 13)

Explore newly restored trails on the Rosenblum Conservation Easement. Then enjoy cookies and a hot drink while taking in the view of Mt. Cardigan.

Sap2Syrup Tour in Warner – March 8, 10am

Visit the Brown Family's Frazier Brook Farm conservation easement that harvests sap and then join us at Roger's Maple Syrup to learn how maple syrup is made.

Volunteer Monitor Training with Ausbon Sargent June 4th and June 10th (attend one session only)

Learn how to use a map and compass on an Ausbon Sargent property in New London. Become part of our extensive network of volunteer monitors!

MORE EVENTS IN THE WORKS:

Check the calendar at Ausbonsargent.org or sign up for our monthly e-blasts to get details about these upcoming events!

BioBlitz (Spring) – Cassey Brook Preserve in Wilmot with students from Colby-Sawyer College who are studying wildlife.

Garden Day at the Ausbon Sargent Office (June 7)
Campus Climate Action Corps. will help us plant a native pollinator garden

Farm Tour (September) – Two Mountain Farm in Andover
Visit this 52-acre farm and meet the owners/farmers, Andrea Bye and Anthony Munene

All events are free and open to all, however registration is required by calling the office or emailing stewardship@ausbonsargent.org



Volunteers, Dave Andrews and Jeff Hollinger taking a break from cutting wood on the Two Brook Woods property in New London

Ausbon Sargent Works with the Kearsarge Neighborhood Partners

When planning the selective tree harvest on Ausbon Sargent's Two Brook Woods property in New London last winter, there was a question about whether Ausbon Sargent could donate some of the wood to those in need. Steve Allenby, president of the Kearsarge Neighborhood Partners (KNP) was contacted, as the organization has an "emergency firewood" program and may be able to make use of the wood. This summer, volunteers Jeff Hollinger and Dave Andrews came to Two Brook Woods and cut approximately two cords of the wood into firewood lengths which were then hauled away by the good folks from KNP.

Steve Allenby said, "Working with Ausbon Sargent was an opportunity to see something come full circle; the organization is working on conservation projects, but they also care about the community. We are thankful for this thoughtful collaboration that will help some of our neighbors in need."

Steve noted that during the 2023 calendar year, over 70 pick-up loads of wood were provided to folks in the Kearsarge region who had an emergent need for the fuel. We are grateful to have been able to work with the KNP in this way.



www.knph.org

"Volunteering is the ultimate exercise in democracy. You vote in elections once a year, but when you volunteer, you vote every day about the kind of community you want to live in." –Marjorie Moore

Thank you to Dave Showalter and Tim Eliassen for volunteering their time to assemble new desks for our growing staff.



The Meaning Behind the Squirrel

Back when Ausbon Sargent was just getting started, much thought went into choosing a mascot representative of the values behind the work the organization was about to embark upon. You may ask why a squirrel would make it to the top of the list. It is simply because — squirrels SAVE. They save acorns for the future; they scurry about making sure they plan ahead and set aside sustenance for those days when acorns aren't readily available.

Similarly, Ausbon Sargent also SAVES. We save land from development, habitats for our wildlife, natural resources such as water, forests, farmland, and clean air, and we save special places for humans to recreate. The squirrel is representative of how Ausbon Sargent functions. We are always looking towards the future and planning ahead so that we don't have to experience a day when the rural character of the region we live in has disappeared. A squirrel can wait until spring to start harvesting and collecting more acorns, but once our wildlife habitats, clean water, and rural views are gone, they are gone forever. We can't just wait for the seasons to change to renew these resources.

As far as we can tell, the name "Seymour Woods 'n Fields" was picked because, well, it's clever and encapsulates what most of us want to do...See More Woods and Fields! So, look for Seymour at the next Hospital Days parade, and when you see one of our green squirrel signs while hiking or as you are driving in your car, just know that Ausbon Sargent has put its promise on that property, ensuring that it will be protected forever.

For those who also like to plan for the future, the Acorn Society was created. This society is a special designation set aside for those who have provided for Ausbon Sargent in their estate planning. What a wonderful way to leave a living legacy than to continue helping Ausbon Sargent protect the special places that keep our region rural long after we are gone. If you want to learn more about the Acorn Society, please contact our office. There are several ways to join this special group, all of which help to sustain our organization and our good work for years to come.



Seymour greets children at the 2022 Ausbon Sargent Day celebration on the Sargent Green, New London



These Acorn Society members have notified us that they have provided for Ausbon Sargent in their estate plans.

Anonymous (22)	Janet Miller Haines
Rita & James Abbott[^]	Martha J. Harris
Rich & Heidi Anderson	Tom & Marilyn Hill
Sue Ellen Andrews	Alan Jones[^]
Theodore Bacon, Jr.[^]	Dr. Charles Kane[^]
Kathy & David Bashaw	David Karrick
David & Brenda Beardsley	Betsy Lee[^]
Ann Bemis[^]	Doug & Nancy Lyon[^]
Seth Benowitz	Andrew McDonald[^]
Marla Binzel	Genevieve Millar[^]
Peter Bloch & Kathy Lowe Bloch	Alan Peterson
Catherine Bogardus[^]	Rachel & Myron[^] Rosenblum
Robert & Sandra Brown	Murray & Rachel Sargent[^]
David & Pamela Carle	John & Sage Scott
Roland Carreker[^]	Bob Silvia
Michael & Susan Chiarella	Nancy & John Solodar
Naia Conrad[^]	Virginia Anthony Soule[^]
Emma Crane	Deborah & Peter Stanley
Chris & Janice Cundey	Nathaniel Stevens
Rick Davies	Pat Thornton[^]
Ann & Marc Davis	John Tilson III
Anne Dewey[^]	Libby Trayner[^]
Laurie & Joe[^] DiClerico	Eric Unger[^]
Neil Donnenfeld	Betsy Denny Warner
Barbara Faughnan	Mary-Seymour "Sissy" Wastcoat[^]
John & Maggie Ford	Ruth White[^]
Sylvia & John[^] Garfield	<i>[^]denotes deceased</i>
John Garvey & Cotton Cleveland	
Gerry & Jane Gold	
George Green[^]	



If the Land Trust is named in your estate plan or if you would like to discuss a possible bequest, please contact us in the office at 603-526-6555 or hans@ausbonsargent.org.

Those that prefer to be anonymous may do so.



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Hans Carlson
Executive Director

Sue Ellen Andrews
Support Staff

Anne Payeur
Stewardship Manager

Kristy Heath
Development & Communications Coordinator

Jen Deasy
Operations Manager

Jamie Wilson
Stewardship & Programs Coordinator

Andy Deegan
Land Protection Specialist



OFFICERS

Chair: Bob Zeller
Vice-Chair: Deborah Lang
Secretary: Susan Ellison
Treasurer: Mike Quinn

TRUSTEES

Robin Albing
Aimee Ayers
Chuck Bolduc
Laurie DiClerico
Lexi Garcia
Neal Harris
Russ Moore
Jim Owers
Diane Robbins
Steve Root

Won't you become a Member?

Your membership is tax deductible.
Join us and become part of the living legacy created through land conservation!

Please make checks payable to: **Ausbon Sargent** and mail to: **P.O. Box 2040, New London, NH 03257-2040**
or make your secure donation at **ausbonsargent.org**

- \$10,000+ Ausbon Sargent Society
- \$5,000+ Legacy Circle
- \$2,500+ Leadership Circle
- \$1,000+ Benefactor
- \$500+ Patron
- \$250+ Steward
- \$150+ Protector
- \$60+ Advocate
- Other \$ _____



Name _____

Mailing Address _____

Phone _____ E-mail _____

Ausbon Sargent is a 501 (c)(3) organization. Tax ID: 22-2884768



2/2025